



Rushcliffe  
Borough Council

# West Leake Conservation Area Appraisal and Management Plan

September 2010



**RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT**

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## **PART 1 CHARACTER APPRAISAL**

### **1 Introduction and Summary**

#### **1.1 The West Leake Conservation Area**

This small 8.5 hectare Conservation Area includes all of the built-up area of West Leake. It contains 5 Listed Buildings or structures, and was designated in 1990 as part of the Borough Council's proposals to create ten new Conservation Areas. West Leake has a population of approximately 110 people.

#### **1.2 Key Characteristics**

- West Leake's strong rural tradition is evident in its many agricultural buildings and views into the open countryside
- The centre of the village is well defined and compact, with a pronounced linear plan form
- mature native trees and hedgerows give a verdant, sylvan character to the area

#### **1.3 Key issues**

The following key issues facing West Leake were identified as a result of a SWOT analysis (see Section 8)

- Unsympathetic new development
- Unsympathetic utilities structures, including aluminium street lamps
- Threats to future tranquillity of the area from increased traffic movements

## **2 Purpose and Context**

### **2.1 The purpose of a conservation area character appraisal**

Local Planning Authorities have a duty to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. (PPS 5).

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each conservation area and how their special character could be preserved or enhanced. This work has resulted in the production of Conservation Area Appraisals and Management Plans.

The survey and analysis work within the appraisal sections of this document highlight the features and characteristics of the village that are worthy of preservation. Work on previous Conservation Area appraisals has resulted in a generic management plan for the Borough which states why these features and characteristics should be preserved or enhanced and how this could be achieved.

### **2.2 The planning policy context**

This appraisal provides a firm basis on which applications for development within the West Leake Conservation Area can be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

- Rushcliffe Borough Non-Statutory Local Plan 2006
  - Policies EN2, EN3 (Conservation Areas)  
EN4, EN5 (Listed Buildings)  
EN6 (Ancient Monuments)  
EN7 (Archaeological importance)
- Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment (2010)
- Rushcliffe Borough Council Supplementary Planning Document: Residential Design Guide (2009)
- Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2005)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)

### **3 Location and landscape setting**

Rushcliffe Borough forms the southern tip of the Nottinghamshire District which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about ½ mile south of Nottingham City Centre, with the River Trent forming the majority of its northern boundary and the River Soar defining its western Boundary.

The A46, a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the south. In the northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the east of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the Western border.

West Leake sits on the winding country road from East Leake to Sutton Bonington and has a very simple plan of one main street. It enjoys a unity of form and has a rural feel to it. The village is surrounded by agricultural land, with the village of Sutton Bonington further to the west and East Leake to the East. Further to the south is the A6006 which links the village to the main arterial routes the A60 and the A6.

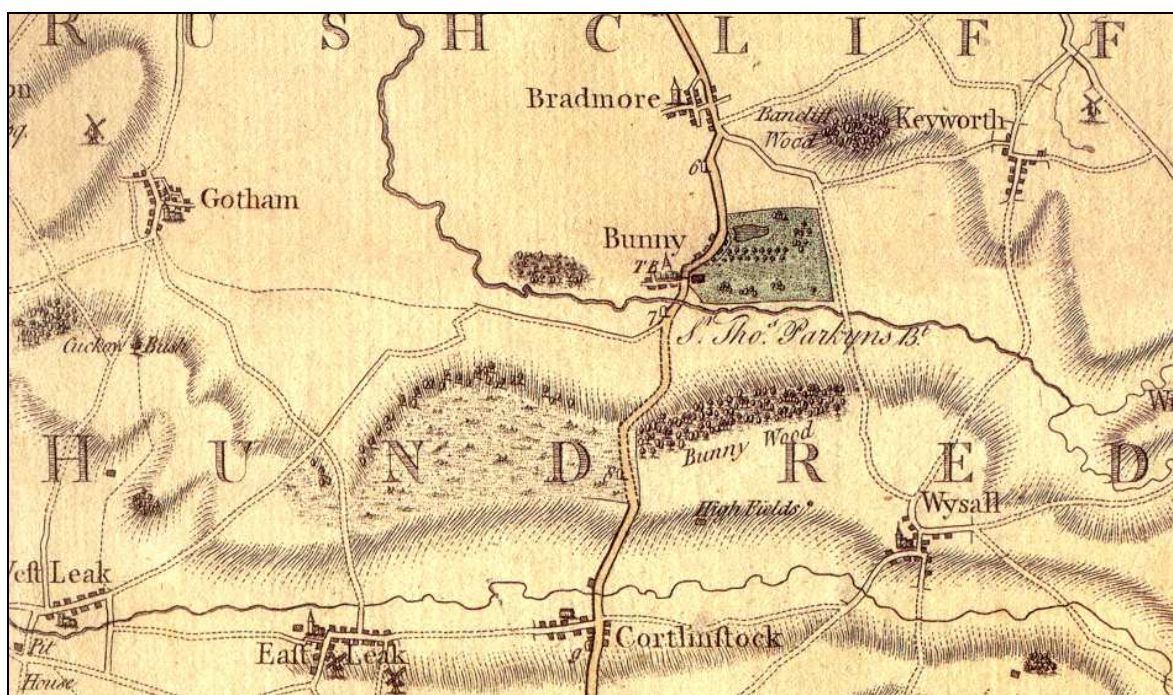
West Leake stands on relatively flat ground, gently sloping down to the east of the village, at between 40 and 50 metres above sea level. The main rock type below the village is Branscombe Mudstone formation within the Mercia Mudstone Group, which gives the topsoil a clay nature.

## 4 Historic development and archaeology

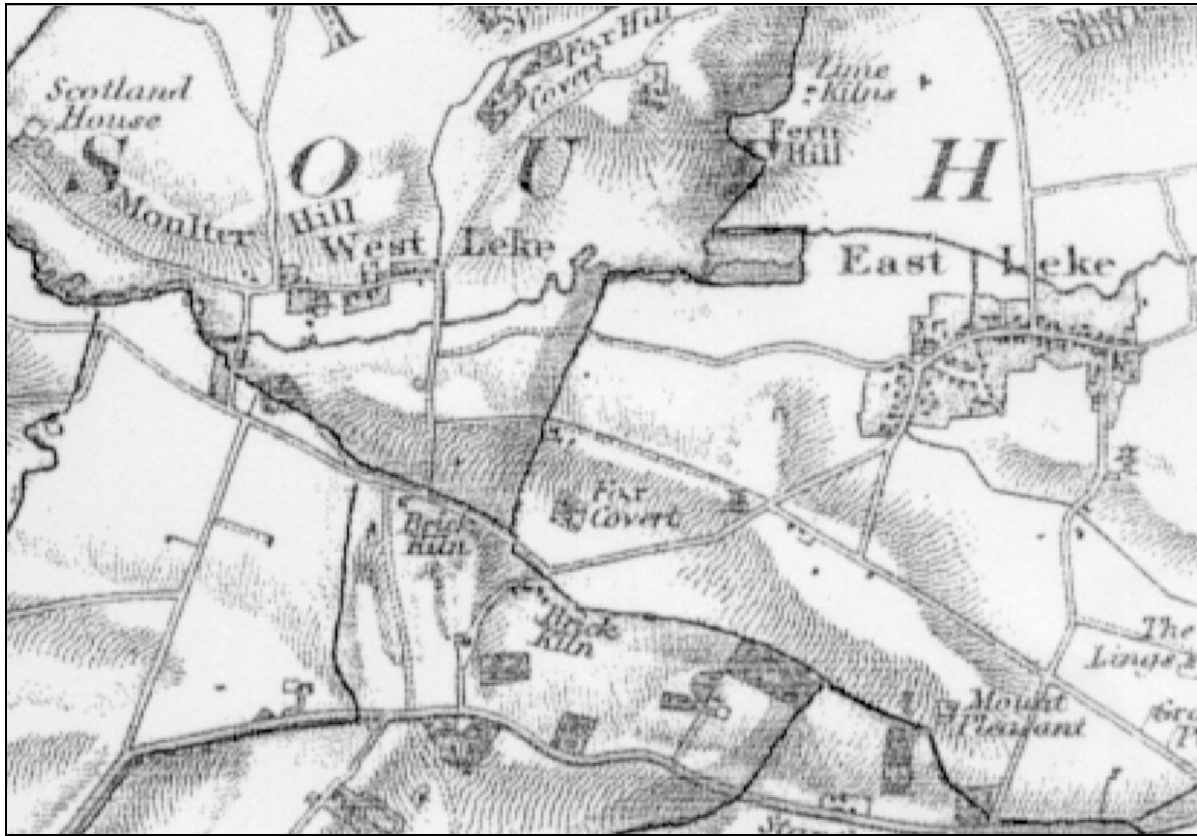
The maps below illustrate how the Conservation Area has developed over time. The roads have existed in some form (roads / tracks / paths) since at least the early maps of 1880. Development has been mainly infill rather than outward. West Leake appears to have been an agricultural community, linked to the larger adjacent farming community of East Leake. Although controlled by the Lord of the Manor and the church, apart from the presence of the gentry in the late 19<sup>th</sup> century, the village population consisted of the Rector with his family and servants, the freehold farmer (who eventually sold to Lord Middleton in 1833), tenant farmers, agricultural labourers and their families. All the farm buildings were rebuilt between 1752 and 1785 to a generally standardised form during an improvement programme following a change of ownership. The first farm names recorded are Town End and Whitehills Farm.

There has been a church at the site of St Helena's since Saxon times. The oldest part of the church is the north wall of the nave with a tiny deeply recessed window and a blocked up Norman door, still visible from the outside. The stone effigy and piscina within the south aisle, and the main doorway are the next oldest parts, while both the effigy on the north side of the sanctuary and the figure within the North transept are also Early English. The chancel is of the Decorated period. The nave is unusual due to its long length and on the south side contains an arcade of five arches supported by octagonal columns of the early Perpendicular period. Great rebuilding was undertaken during the fourteenth century when the chancel was enlarged and the south aisle added to provide a chapel. The clerestory was built to provide additional light within the fifteenth century.

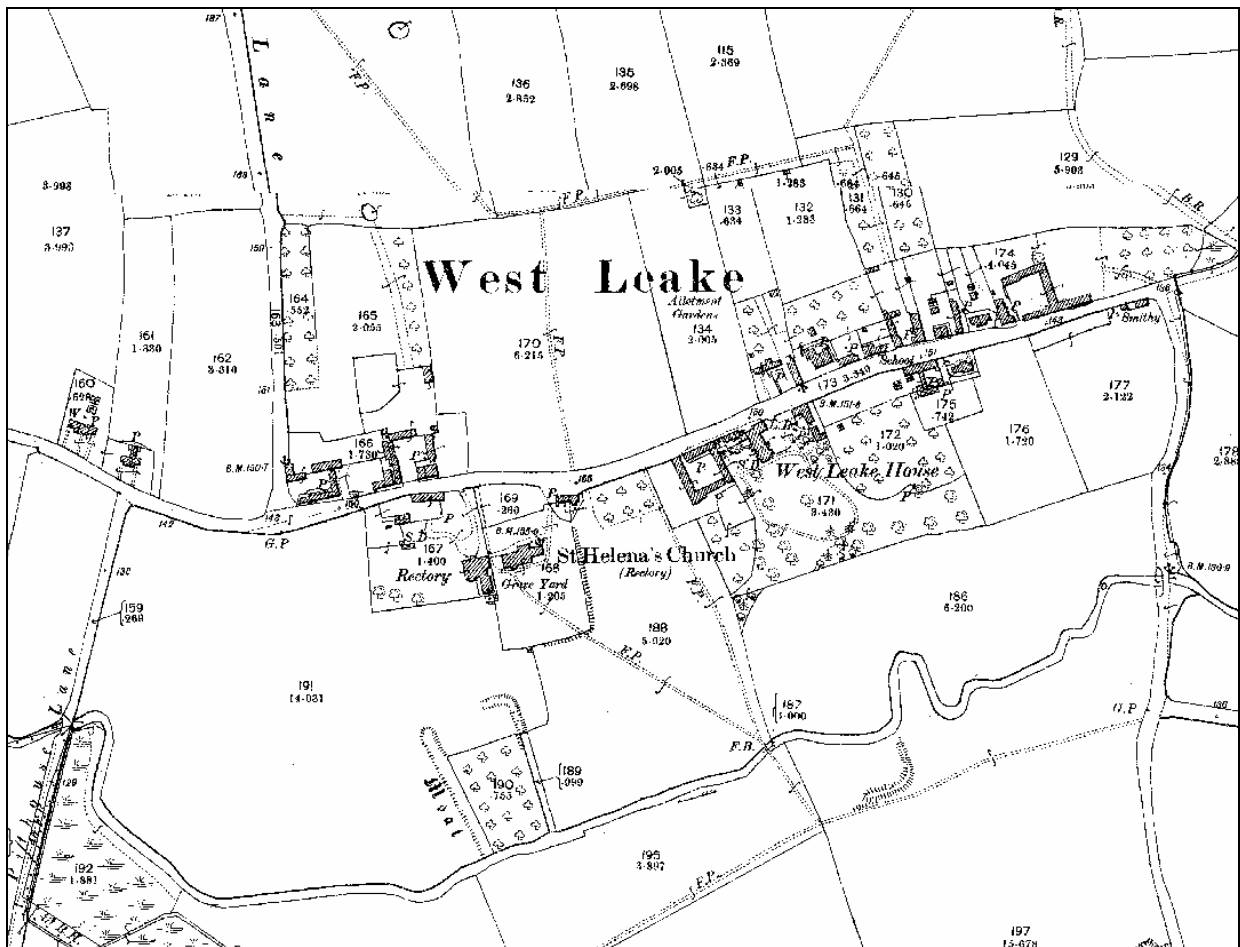
The majority of the village and land to the south and north falls within an Archaeological site which shows the medieval historical core of West Leake, as shown in the map below. The two fields to the south and east of West Leake church contain several upstanding earthwork complexes. These include ditches, enclosures, banks, a terraced area and holloway. This site has been identified as the remains of a medieval moated site and associated features. Although no building foundations are evident some stone walling has been identified in a ditch. Also, an archaeological excavation by an amateur group in the late 1960s – early 1970s allegedly found structural remains, possibly of a mill. This site is of high archaeological significance.



Chapman 1774 – West Leake is shown as Vest Leak in the bottom left hand corner

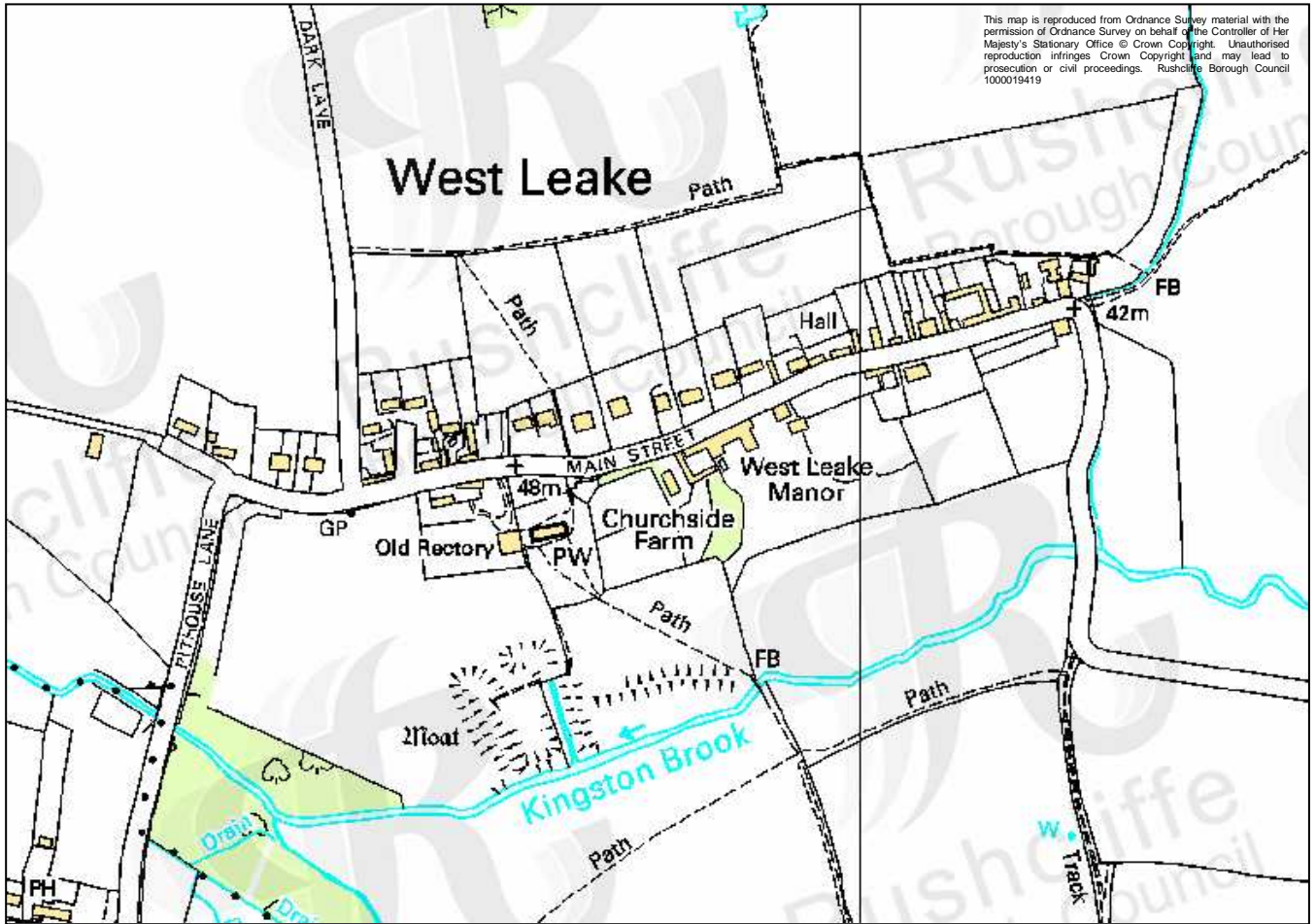


Above: Sanderson's map of 1836 – West Leke is now referred to as West Leke



Above: West Leke in 1880

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Present day Ordnance Survey map of West Leake. The linear plan form is still strongly pronounced



## 5 Spatial analysis

### 5.1 Plan form and layout

Early maps show that West Leake was a small village, predominantly linear in form following along what it is now known as Main Street, since at least the early 18<sup>th</sup> century. The size of the village has remained largely unchanged since the late 19<sup>th</sup> century, with new dwellings generally on infill plots only. The dwellings to the east of the village tend to front the road more closely than those to the west.

### 5.2 Open Spaces, Trees and Landscapes

West Leake is characterised by the tree and hedge lined Main Street, in particular when approached from East Leake. There is a mix of native species, with horsechestnuts to the front of St Helena's Church of particular importance within the streetscene. The sylvan feel is intrinsic to the character of the village.

There are few public open spaces within the Conservation Area, largely due the small size of the village and its predominantly linear form. St Helena's Church is pleasantly set back from the road, with an area of grass and trees to the front. The small area of open space and trees at the junction of Pithouse Lane and Main Street forms an important entrance to the village. The band of trees between the church and Church Farm is of particular significance within the streetscene.



Above, left: open space in front of St Helena's Church; centre: trees and hedges along Dark Lane, right: open space and trees at the junction of Pithouse Lane and Main Street

## 5.4 The Public Realm

Boundary treatment is of particular importance within Conservation Areas, helping to create special character and appearance. West Leake is characterised by a variety of boundary treatments: railings, brick walls and elevations adjacent to the road together with trees and hedges. Traditional red brick walls, trees and hedges are the pre-dominant features.



Above, left: this mellowed red brick wall is a characteristic feature of the Conservation Area; right: the buildings to the right stand hard on the footpath along Main Street, while to the left of the photo a substantial hedge is used as a boundary treatment.



A traditional signpost, left; and traditional telephone box, centre, contribute to the character of the Conservation Area. Above, right: Trees and hedges, a telephone box, bus stop, red brick wall trees and hedges contribute give the public realm its special interest.

## 6 The buildings of the Conservation Area

### 6.1 Building types

There is an attractive mix of building types, ages and styles within the Conservation Area. There are good examples of vernacular cottages and farm buildings, as well as Georgian and Victorian houses.

### 6.2 Listed Buildings

Listed buildings are protected by law and consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. If a building or structure is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest, then it is Listed. Further information can be found in Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe, which is also available online (see references section).

West Leake Conservation Area has five listed buildings and structures: the Old Rectory (Grade II); the Church of St Helena (Grade II\*), shown below left; the lychgate (Grade II), shown below right; the sundial (Grade II) in St. Helena's churchyard, and 55 Main Street (Grade II). The small towerless church of St Helena is 12th, 14th and 15th century and retains its Norman nave, although it has been much restored. At the entrance to the churchyard stands the c1919 lychgate. This timber structure with its slate roof serves as a memorial to World War One.

The Old Rectory, dated 1723, is one of the oldest houses in West Leake and its most imposing Georgian building. The emblem of the Stanhope family is said to be on the west wall.



### 6.3 The contribution of unlisted buildings and structures

The Conservation Area contains a large number of unlisted buildings and structures that make a positive contribution to the character and appearance of the Conservation Area. This may be because of their age, architectural style, former function, or general contribution to the townscape. Planning guidance stresses the importance of protecting such buildings. Key unlisted buildings are highlighted in the Townscape Appraisal in Appendix 2. However it is important to stress that nearly all the buildings within a Conservation Area can make a positive contribution to the townscape in some way.



Positive contributions: The Village Hall, (above left) provides social amenity as well as character. Above centre and right: farmworker's cottage on Main Street and the barn with its gable end hard on the footpath are examples of how West Leake's strong agricultural heritage is evident throughout the Conservation Area.



Above, left: this Arts and Crafts style dwelling adds variety of style to the streetscape; centre: the large foregardens of these houses on Main Street contribute a feeling of openness and greenery, while the pair of modest red brick cottages on the right standing hard on the public footpath add interest to the public realm, as well as contributing to the aesthetic appeal of the area with their simplicity and symmetry.

#### 6.4 Building materials and local details

Before the arrival of the railways in the mid 19<sup>th</sup> century, building materials were largely locally sourced. Bricks did not often travel far from where they were made, leading to interesting, village specific sizes, colours and styles. Many buildings were also timber framed. Roofs would have originally been made from local materials such as thatch, stone and clay.

Walls of traditional buildings in West Leake are predominantly unrendered red brick, with Flemish bond being common in the older buildings, sometimes using coloured bricks to enhance the pattern of the bond. Roofs are predominantly plain clay tiles, clay pantiles and Welsh slate, with the latter becoming more readily available with the introduction of the railways in the mid to late 19<sup>th</sup> century.

Where original or traditional windows survive, they are predominantly either timber sliding sash or timber casements, with slender glazing bars. These often create a symmetrical façade, and make a significant contribution to the character and appearance of the Conservation Area.



Above, left: Industrial blackened brick header detail to a barn fronting Main Street; centre: traditional timber vertical sliding sash windows on house on Main Street; right: diamond lattice metal window and Flemish bond with lighter coloured headers on the Village Hall.

## 7 The character of the conservation area

Due to the small, compact nature of West Leake Conservation Area, the character is relatively consistent throughout. The village is characterised by its rural, sylvan feel, redbrick buildings and compact, linear form. The buildings to the east of the village tend to front the road more closely than those in the west.

## 8 SWOT Analysis

*In order to complete the appraisal process and guide the direction of the management plan, a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken at the public consultation meeting held at the Village Hall on 17 June,, 2010. The purpose of the SWOT analysis is to identify the strengths of the village and to identify:*

- *The strengths and special characteristics of the village;*
- *If anything has a negative impact on these characteristics;*
- *If there are any opportunities to further improve these strengths and special characteristics;*
- *If there is anything that is threatening the special character of the village.*

**Table 1: SWOT Analysis**

<b>Strengths</b>	<ul style="list-style-type: none"><li>• Attractive streetscene</li><li>• Historic and architectural merit of buildings</li><li>• Trees and green area around the church</li><li>• Absence of overhead lines</li></ul>
<b>Weaknesses</b>	<ul style="list-style-type: none"><li>• Unsympathetic modern development</li><li>• Unsightly utilities structures, including aluminium lamp posts</li></ul>
<b>Opportunities</b>	<ul style="list-style-type: none"><li>• Improve or replace unsympathetic utilities structures</li></ul>
<b>Threats</b>	<ul style="list-style-type: none"><li>• Erosion of rural tranquillity by increased commuter traffic primarily from East Leake to East Midlands Airport, and also by increased air traffic movement overhead.</li></ul>

## **PART 2 GENERIC MANAGEMENT PLAN FOR CONSERVATION AREAS IN RUSHCLIFFE**

### **1.0 Introduction**

- 1.1 The quality and interest of the whole area, rather than individual buildings, gives a Conservation Area its special character. This includes factors such as historic street layout, use of local building materials, scale and detailing of buildings, boundary treatments, shop fronts, street furniture, vistas along streets or between buildings as well as trees and shrub planting.
- 1.2 In carrying out its planning functions, the Borough Council is required to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Conservation Area Appraisals identify the special character of each Conservation Area and the Borough Council has a programme for preparing or reviewing these.
- 1.3 There is also a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. Supplementary documents will be issued for individual Conservation Areas where specific policies or proposals are needed.

### **2.0 Aims and Objectives of this Management Plan**

- To set out clear management proposals for the preservation and enhancement of Conservation Areas.
- To guide residents and professionals on:
  - features of value, worthy of preservation;
  - characteristics worthy of preservation;
  - opportunities for enhancement.
  - development proposals which preserve and enhance the special character of the area
- To foster community commitment to conservation principles

The Borough Council will follow these objectives in its own activities and will encourage other public bodies, including the Highway Authority to do the same.

### **3.0 National and Local Policies and guidance**

- 3.1 Central Government guidance applies to all Conservation Areas. This can be found in the following

Planning Policy Guidance Note 15 “Planning and the Historic Environment”

English Heritage “Management of Conservation Areas”

- 3.2 The County Structure Plan contains the following policy:

## **POLICY 2/12 HISTORIC CHARACTER**

*Local planning authorities will protect and enhance the historic and architectural character and appearance of the landscape of the Plan Area. Permission will not be granted for development within Historic Parks and Gardens, Historic Battlefields and other areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas. The protection and enhancement of the historic character will be achieved through:*

- a) the protection and maintenance of buildings listed as of special architectural, historic or landscape importance, including their settings;*
- b) the identification, protection and maintenance of other individual and groups of buildings which are important for their local architectural distinctiveness, or significance;*
- c) the identification, maintenance and enhancement of other locally distinctive and culturally important aspects of the historic environment;*
- d) the designation, enhancement and preservation of Conservation Areas and their settings;*
- e) sensitively designed environmental improvement and traffic management schemes in Conservation Areas and other appropriate areas;*
- f) finding appropriate alternative uses for, and the restoration of, listed or other buildings worthy of retention; and*
- g) informed design of new development.*

3.3 The adopted Rushcliffe Local Plan was replaced in 2006 by the Non Statutory Replacement Local Plan for Development Control purposes and the following policies from that plan will be used for guidance in Conservation Areas.

### **EN2 – CONSERVATION AREAS**

*Planning permission for development including changes of use and alterations or extensions to existing buildings within a designated Conservation Area, or outside of but affecting its setting, or views into or out of the Conservation Area will only be granted where:*

- a) the proposal would preserve or enhance the character or appearance of the Conservation Area by virtue of its use, design, scale, siting and materials;*
- b) there will be no adverse impact upon the form of the Conservation Area, including its open spaces (including gardens), the position of existing buildings and notable features such as groups of trees, walls and other structures; and*

*there will be no loss of part or all of an open space which contributes to the character or appearance of the Conservation Area.*

### **EN3 – DEMOLITION IN CONSERVATION AREAS**

*Where planning permission is required for development which includes the demolition of buildings in Conservation Areas it will only be granted where the proposal does not detrimentally affect the character or appearance of the area, and any permission may be conditional on redevelopment proposals for the site being approved, and contracts for them accepted, before demolition is begun.*

## **3.4 Village Design Statements**

Village Design Statements exist or are being prepared for several villages in the Borough, some of which are also Conservation Areas. Although these offer no statutory protection they identify the qualities that are valued by the local community and the character that should be preserved.



## 4.0 Development in Conservation Areas

### 4.1 Article 4 Directions.

Article 4 of the Town & Country Planning (General Permitted Development) Order 1995 allows planning authorities to restrict specified permitted development rights in particular areas. Many councils use these to assist with the preservation of the special character of Conservation Areas although there are currently none in Rushcliffe.

Many buildings still possess original or traditional architectural details which contribute to the special character. These include windows, doors, porches, door hoods, pilasters and fanlights, chimneys, brick detailing and roofing materials as well as walls, gates and railings. However, the increased use of upvc windows, plastic barge boards, inappropriate roofing materials, high spiked metal railing and electric gates is eroding the character of many of our Conservation Areas. The use of Article 4 Directions will be proposed where considered appropriate following the completion of each Area Appraisal

### 4.2 Building Design

Extensions to buildings in Conservation Areas should respect

- The key characteristics of the original building including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

This does not mean slavishly copying the original, which can devalue it and destroy the ability to “read” historic change and dilutes our historic heritage. In some cases this is impossible. For example Flemish Bond brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern cement mortar.

4.2.1 Good contemporary design will be encouraged where it respects the scale and character of its context. This must be demonstrated in the Design and Access Statement submitted with any planning application.

4.2.2 In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high quality workmanship are the keynotes.

4.2.3 Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.

4.2.4 As with extensions, good contemporary design which respects local character and the context of the site will be encouraged.

*“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives”.*  
(DETR - ‘By Design’, p19)

4.2.5 Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high quality replication may be required in a few very sensitive locations.

4.2.6 All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:

- it blocks important views identified in the individual appraisals
- uses important open spaces identified in the appraisals
- adversely affects the setting of any Listed or key buildings
- fails to maintain or re-establish the streetscape where appropriate
- dominates its Conservation Area background
- fails to recognize the context of the site
- destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees

4.2.7 New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.

4.2.8 Any external lighting should be carefully designed and sited to minimise light pollution.

4.2.9 Energy producing or saving devices are generally welcomed by the Council, but careful consideration is required when these are to be located in a Conservation Area and some may require planning permission. In particular they should be sited to minimise their impact on the building and on the local amenity.

#### 4.3 Materials

Rushcliffe's older buildings are predominantly brick, some incorporating earlier timber framed structures. (There were many small local brickyards, some of which only worked for a few years and produced bricks in various shades of orangey red.) There is a little local stone, mainly a soft grey lias, and higher status buildings in stone imported from Lincolnshire and elsewhere. Roofs are mainly plain tiles or pantiles, with some Swithland slate and Welsh slate from the mid 19c onwards. A few original thatched roofs remain.

Most of these materials are no longer available second hand, except in very limited quantities. National guidance is to use high quality new materials for extensions to existing buildings. However, it is preferable to use reclaimed materials where:

- Small quantities are needed to exactly match the materials of the existing building
- The materials are of high quality, the correct dimensions and colour
- The materials are sourced locally e.g. the approved demolition of an existing structure on site or in the immediate vicinity
- It can be demonstrated that the sourced materials have not resulted in the loss of a heritage asset elsewhere

#### 4.4 Boundary Treatment

Boundaries, such as walls, fences or hedges, separate private spaces from the public realm of roads and pavements, physically and visually. They are as important in determining the character of a Conservation Area as the buildings behind them.

#### 4.4.1 Types of boundary

4.4.2 High brick walls and buildings on the back of pavements create a hard, urban feel to the Conservation Area whilst hedges, verges and trees produce a more rural character. In some Conservation Areas one or the other predominates whilst some have a mix of these features.

4.4.3 Where the character definition is strong, it is important to retain and promote a continuation of the theme. A high brick wall in a predominantly "green" lane will impact adversely on its character and the introduction of a hedge in an urban scene may be equally inappropriate. Where there is a variety in the type of boundary there will be more flexibility.

4.4.4 Local materials and design play a vital role in successful boundary treatments which maintain or enhance the character of the Conservation Area. Brick walls which match or complement the local architecture or locally native hedgerows and trees invariably have the greatest conservation benefits.

4.4.5 Any boundary detail should be in keeping with the street scene and be complementary to the building to which it is the boundary. It should reflect the status of the property and not attempt to create a sense of grandeur where unwarranted.

#### 4.5 Landscaping

4.5.1 Trees can be a key factor in the special character of Conservation Areas. Each Conservation Area appraisal identifies trees that are particularly important to the Conservation Area.

4.5.2 In Conservation Areas there is a duty to give the local planning authority six weeks notice of any proposed work to a tree. This period allows the local authority to assess the trees and decide whether a tree preservation order is desirable.

4.5.3 In many instances, the planting of new trees or groups of trees, would enhance the character of the Conservation Area. The Council is keen to promote this, where new planting contributes to the public realm, and works with Parish Councils to carry out small scale planting and other landscape schemes in their areas.

### **5.0 Buildings at risk and sites which detract from the character of the area**

5.1 A number of important buildings in our various Conservation Areas are currently vacant or not in regular use, with some being 'at risk' of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

5.2 The Council will encourage owners of key properties in Conservation Areas which are in need of renovation or repair to carry out the basic maintenance work necessary to make sure the building is structurally sound and weather tight. The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features.

- 5.3 The Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

## **6.0 Management of Public Realm**

- 6.1 Management of highways and footpaths is the responsibility of the Highway Authority, Nottinghamshire County Council. The Council will use its influence to ensure that the principles of good street and public realm design, such as those set out in

- “Streets for All: East Midlands” (English Heritage, 2005),
- “By Design: Urban Design in the Planning System: Towards Better Practice” (DETR/CABE, 2000)
- “Manual for Streets” (DfT, 2007),

are applied within Conservation Areas.

- 6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a Conservation Area. Such works will be resisted.
- 6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the Conservation Area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the Conservation Area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the Conservation Area.
- 6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the Conservation Area should be a priority for improvement works.
- 6.5 The public footpaths and other rights of way within and adjacent to the Conservation Area play a vital role in allowing people to enjoy and experience the area. It is important that these paths are well maintained, clearly marked and made accessible.

## **7.0 Monitoring**

- 7.1 This Management Plan will be reviewed in accordance with a programme to be agreed in the light of the emerging Local Development Framework and government policy and best practice guidance at the time.
- 7.2 This review could involve residents and/or members of a residents’ conservation group or conservation advisory committee under the guidance of the Borough Council. By this means, the local community would become more involved in the process, thus raising public awareness of and commitment to conservation issues.

# APPENDICES

## Appendix 1 – Listed Buildings and Structures in West Leake

### **55, MAIN STREET, LE12 5RF**

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5291326554

### **THE OLD RECTORY, MAIN STREET, LE12 5RF**

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5272426422

### **CHURCH OF ST HELEN, MAIN STREET, LE12 5RF**

Grade: II\* Date Listed: 13/10/1966 GRID REFERENCE: SK5274826428

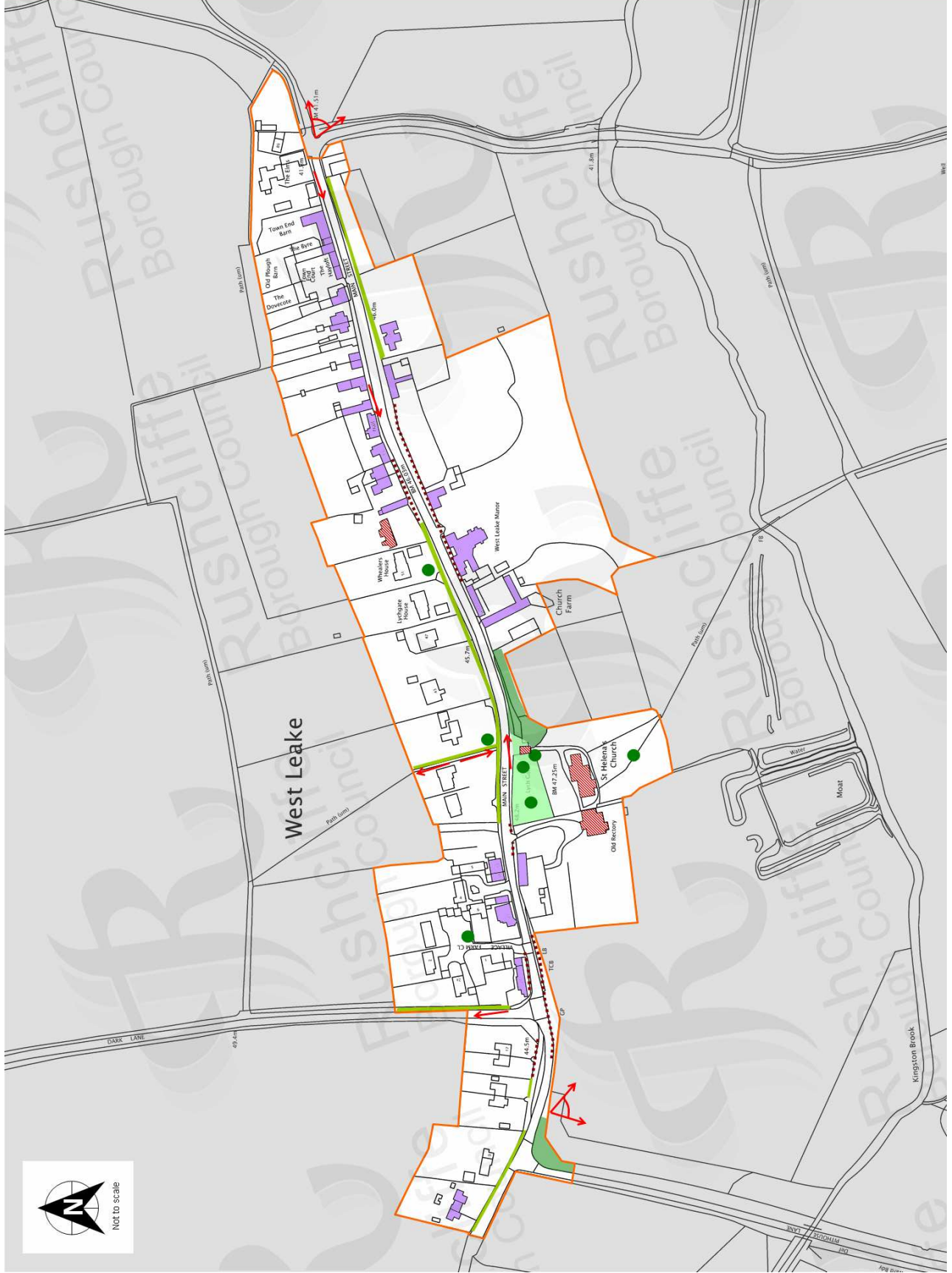
### **SUNDIAL IN CHURCHYARD OF CHURCH OF ST HELEN, SINGLE METRE SOUTH OF THE CHANCEL, MAIN STREET, LE12 5RF**

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5276926422











### **LYCHGATE AT ENTRANCE TO CHURCHYARD OF CHURCH OF ST HELEN, MAIN STREET, LE12 5RF**

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5277126464

# Appendix 2 – Townscape Appraisal



Note: A townscape appraisal is not a mapping exercise and the symbols illustrate the character of the area, rather than exact positions and sizes of individual features. No appraisal can be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

-  Important view
-  Panoramic view
-  Listed Building
-  Key unlisted buildings
-  Positive open spaces
-  Prominent trees
-  Prominent groups of trees/woodlands
-  Hedges and hedgerows
-  Walls/ railings/ gates
-  Conservation Area boundary

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## Appendix 3 – Works within Conservation Areas that require permission

This page illustrates examples of extra consents required in Conservation Areas. If in any doubt over any consent which may be required, please contact Planning and Place Shaping.

New buildings should positively enhance a conservation area and reflect the character of the area. They should be in sympathy with their surroundings and should follow the pattern of existing built form.

### In addition to general control of development, you will need permission for the following:

